



THOMLINSONS

1870



THOMLINSONS

1870

White Stone, 3 Manor Park, Ledston WF10 2BE

£1,250 pcm



General Conditions

TENANCY AGREEMENT

All properties are let on an Assured Shorthold Tenancy Agreement for a minimum of six months, unless negotiated otherwise.

RENT AND BOND

Rents are to be paid via Standing Order on the first day of each month. The bond payable will be the equivalent of one and a quarter months' rent and will be retained until the termination of the Tenancy. The Tenant will also be responsible for a proportion of the expense incurred in the setting up of the Agreement, in the sum of:

Up to £1,000.00 PCM	£90 Inc. VAT
£1,000 - £2,000 PCM	£180 Inc. VAT
£2,000 - £3,000 PCM	£240 Inc. VAT
£3,000 - £4,000 PCM	£360 Inc. VAT

OUTGOINGS

The Tenant is responsible for all outgoings including the payment of the Council Tax. The Landlords are NOT obliged to provide a BT Landline.

REFERENCES AND COSTS

Prospective tenants will be referenced by Legal for Landlords Referencing Services and the following charges will apply: -

Individual Tenant
£180.00 Inc. VAT

Two Tenants
£300.00 Inc. VAT

Additional Applicant (18 years and over)
£120.00 Inc. VAT

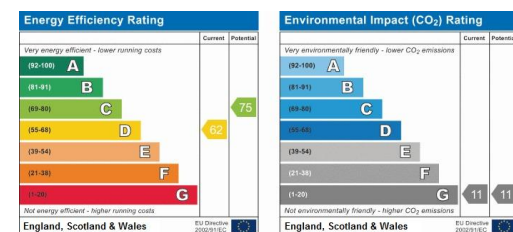
Guarantor
£120.00 Inc. VAT

At the time of application you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first month's rent (the retainer will only be refunded should the Landlord withdraw the property from the market or should your application be rejected by the Landlord prior to referencing).

On commencement, all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide: -

- Proof of Residency in the form of a utility bill, paper driving licence etc.
- Copy of Home Contents Insurance (this can be arranged for you at Thomlinsons)
- Cash payment/deared funds to settle initial invoice (payment by cheque can be made but must be received by us ten days prior to commencement of the Tenancy).

Thomlinsons are registered to operate the Tenancy Deposit Scheme which became law on the 6 April 2007. If you are a Landlord or a Tenant and have any queries regarding your legal obligations please do not hesitate to contact our offices.



STRICTLY NO PETS | MASTER BEDROOM WITH EN-SUITE | SPACIOUS | QUIET LOCATION | DOUBLE GARAGE

An immaculate three bedroom detached bungalow located in a prestigious cul-de-sac location in the sought after village of Ledston. Hall, Lounge, Dining Kitchen with Appliances, Utility, Cloakroom, Master Bedroom with En-Suite, Two Further Bedrooms, House Bathroom. Double Garage, Parking.
UNFURNISHED STRICTLY NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk





THOMLINSONS

— 1870 —



THOMLINSONS

— 1870 —

Directions

Accommodation Comprises

SPACIOUS HALLWAY

with large walk in cupboard with shelves and coat hooks

CLOAKROOM

part tiled and having low level wc and pedestal washbasin, extractor fan

LOUNGE

18' 1" x 14' 5" (5.51m x 4.39m) (into bay) having feature fireplace with living flame fire and lighted cornice, bay window to front aspect

FITTED KITCHEN

10' 0" x 11' 9" (3.05m x 3.58m) tiled floor and having range of wall and floor mounted units with worktops over, integrated electric fan oven and ceramic hob with extractor over, integrated dishwasher, LED ceiling light fittings, window to rear aspect, archway to:

DINING AREA

9' 11" x 10' 0" (3.02m x 3.05m) tiled floor and having sliding patio door to rear patio area

UTILITY ROOM

part tiled and having wall and floor mounted unit with worktop over, integrated fridge freezer, integrated microwave oven, washing machine, access to boarded loft with ladder, LED ceiling light fittings and door to rear patio

BEDROOM THREE/DINING ROOM

19' 5" x 10' 10" (5.92m x 3.3m) with two window to front aspect

BEDROOM TWO

10' 1" x 11' 3" (3.07m x 3.43m) with fitted wardrobes and window to side aspect

HOUSE BTHROOM

fully tiled and having bath with shower over and screen, vanity washbasin, low level wc,, window to side aspect

MASTER BEDROOM

24' 0" x 13' 4" (7.32m x 4.06m) having quality range of fitted furniture incorporating wardrobes, drawers and dressing table, window and sliding patio door to rear patio

ENSUITE

fully tiled and having large walk in shower cubicle, low level wc and hand washbasin, extractor and window to side

OUTSIDE

lawned garden to front and side with large south facing patio area to rear. A double garage with twin remote controlled up and over doors and front parking area for 2/3 cars

